

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION
MEETING

Monday, February 20, 2012 – 9:00AM

Present: Ronnie Harrill, Chairman; Kim Warner, Vice-Chair; Dwayne Harris; Jim Huffstickler; Aaron Hutchinson; Phillip Miller; Amy Jenkins; Mike Parton

Call to Order and Welcome by Chairman Ronnie Harrill

Chairman Harrill began the meeting in prayer

Minutes of last meeting are unanimously approved as mailed following a motion from Kim Warner and second from Jim Huffstickler.

New Business:

Glenn Scott Hunt: proposed subdivision lot along Canterbury Dr.

Chairman Harrill briefed the Planner's report noting that Canterbury Dr is a 9' paved private driveway that is approximately 780' in length with no designated right of way width.

Canterbury Dr. is directly off Baber Rd, currently serving five homes as primary ingress/egress. Surveyor Scott Bostic noted that he had discovered a maintenance agreement in the deeds that requires the neighbors equally share road maintenance costs. The request is to create a 2.71 acre lot from a 9.45 acre parent tract that would be the 6th home utilizing this drive. Bostic shared the specifics to this case attributing it to essentially a family subdivision. The board asked for clarification on road maintenance in N.C. Planner described that roads are either State, Town or private, but there are no County maintained roads in Rutherford County. Kim Warner clarified that this road lacks the right of way required by NCDOT for state maintenance, and that the owners understand that; they are prepared to handle the perpetual costs of road maintenance as a group of neighbors. Motion by Kim Warner, second by Aaron Hutchinson; unanimous vote to approve the new lot.

Minor Subdivision report from Planners office noting subdivision activity during the past month was provided to the board members along with comments that the Planning Dept. has observation of notable increase of inquiries regarding new startup mobile home parks in the County.

Old Business:

GREYROCK Update from Odom Engineering: Odom highlighted a long meeting with the Greyrock HOA approximately two weeks ago to discuss electrical distribution challenges and any opportunities and the possibility of having simultaneous construction of electrical with road construction. The HOA has a lot of hurdles and significant costs affiliated with continued progress outside the scope of road construction. So, if there is no clear guidance from the HOA regarding electric, RC will have to proceed assuming overhead electrical. The County's environmental section of the health department routed a mailing through planning to the HOA that most of the previously issued septic permits were based on Greyrock having a public water system, and that any lot utilizing a well, would have to reapply for a revised septic permit. Odom commented that he would not anticipate that being a problem based on the larger lot size throughout more than 80% of Greyrock lots. Many of these issues are not planning board issues, but it is important to recognize the importance of the presence of power and understand that there is a long road ahead of those property / homeowners.

Big thing at the moment is the stream impacts and permitting. There are 11 new culverts that need to be installed, but this process will be a huge cost savings measure compared to bridge construction and perpetual maintenance costs. The US Army Corps of Engineers and NC DENR Water Quality offices will be involved in the permitting process which will likely take 4 to 6 months for response. The fee structure is \$350 per linear foot which will run \$200,000, but still much less than bridge construction.

It is important to monitor the construction schedule and ensure that the demands of the tight schedule are met and things do not get away from the monitoring. Odom and Searcy have an appointment Feb. 23 to brief the County's new manager, Carl Classen and bring him up to speed on this project.

There are anxious contractors that look forward to working on the project or at least having a chance to bid this work. There are several appropriately licensed and qualified contractors that have specifically inquired about the informal bid process, but we have assured them that the proper statutes and laws regarding contracting will be closely followed.

Adjourn – Chairman Harrill called the meeting adjourned.